



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

**PLANNING BOARD**

**NOTICE / AGENDA  
REGULAR MEETING & PUBLIC HEARINGS  
GRAFTON PLANNING BOARD**

**Conference Room A \*  
Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, February 13, 2023**

2023 FEB -9 PM 12:52

RECEIVED TOWN CLERK  
GRAFTON, MA

**7:00 p.m. Regular Meeting**

- 1. Public Input**
- 2. Action Items**
  - A. Acceptance of "Annual Parking & Traffic Demand Management Report," Cummings School of Veterinary Medicine, Tufts University
  - B. Approval of Regional Housing Coordinator Program Agreement (CMRPC), approval of the Town Planner as designated Advisory Committee member and selection of designated alternate Advisory Committee member.
- 3. Discussion Items**
  - A. Presentation: 5 Mill Street project, CMRPC, Jane Wyrick, Wenzheng Wang and Ian McElwee
  - B. Request for Land Purchase, 46 Adams Road (46 Adams Road, southern border and "Hennessy I" Land/Miscoe Brook Preserve, eastern border), Sean and Erica Brophy
  - C. Ordinance Amendment – Overnight parking on roads and adequate renter parking; Donald Desrosiers and Patricia Welch-Desrosiers, 19 South Street.
  - D. Zoning Bylaw Amendment Proposal, Houlden Farm, 95 Wesson Road, Jim Malloy.
  - E. Proposed Zoning Changes for Spring 2023 Town Meeting
  - F. Master Plan Update
- 4. General Business**
  - A. Bills
  - B. Minutes of Previous Meetings
  - C. Staff Report
  - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
  - A. (7:30 PM) Request for Modification of Definitive Plan (DP 2016-01.4), "Village at Institute Road" (Woodland Hill), Pulte Homes of New England (applicant/owner). A Hearing to consider an application for a modification of a Definitive Plan Approval request for the creation of a new parcel to be used for access to the adjacent development and adjustments to the lot lines of two existing parcels at the "Village at Institute Road" (Woodland Hill) subdivision on property located southerly of Westboro Road and westerly of Institute Road, shown as Grafton Assessor's Map 22, Lot 12. Said property is located in a

*The Planning Board reserves the right to take agenda items out of order.*

Grafton Planning Board  
Meeting Agenda  
February 13, 2023

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Medium Density Residential (R20) and Office/Light Industrial (OLI) zoning district.  
*Continued from January 23, 2023.*

- B. (7:30 PM) Request for Site Plan Approval (SPA 2022-01), 25 Snow Road, Jagath Senasinghe (applicant/owner).** A Hearing to consider an application for a Site Plan Approval request for a Family Daycare on property located at 25 Snow Road, shown as Grafton Assessor's Map 37, Lot 107. Said property is located in a Medium Density Residential (R20) zoning district. *Continued from January 9, 2023.*

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

**\* Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, [www.grafton-ma.gov](http://www.grafton-ma.gov).

The February 13, 2023 Planning Board Meeting may be accessed using the following:  
<https://us06web.zoom.us/j/87176884461>